

**MINUTES OF THE VILLAGE PLANNING COMMISSION MEETING
December 18, 2019**

The meeting of the Planning Commission of the Village of Slinger was called to order by Chairman Brandt at 300 Slinger Road, Slinger, WI, at 6:30 pm on Wednesday December 18, 2019 in accordance with the Notice of Meeting delivered to the members on Friday, December 13, 2019.

1. Roll Call & Notice of Meeting:

Plan Commission Members

Present - Russell Brandt, Chairman, Diana Behrend, Monica Ammerman, Robert Stuetgen and Tom Lehn

Absent Excused - Elida Erovick and Lee Fredericks

Also Present: Village Administrator Margaret Wilber, Village Planner Marty Marchek, Village Engineer Jim Haggerty and Village Clerk Tammy Tennes

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all that requested same and posted in three public locations.

2. Approval or Correction of Minutes:

A. Planning Commission Minutes from 11-20-2019

Motion Stuetgen/Behrend to approve the Planning Commission minutes of 11-20-2019 as presented. Motion passed.

3. Public Hearing & Action Thereon:

- A. Consider requests from Wangard Partners Inc. and Dittmar Realty, Inc. as joint applicants related to Lot 3 of CSM No. 6773 which is a vacant 9.56-acre property fronting along the north side of American Eagle Drive and fronting along the easterly side of Stoney Lane.**

Public Hearing No. 1 – Request to zone the subject site (9.56 acres) to the Rm-1 Planned Unit Development (PUD) Overlay District and approval of a Development Plan for ten 8-unit buildings on the site.

Public Hearing No. 2 – Request to grant a Conditional Use Permit (CUP) for Phase 1 of Stonefield Terrace Apartments which would consist of four 8-unit buildings located along the north side of American Eagle Drive immediately east of the Pavilion at Glacier Valley. Included as part of the CUP request are site, architectural, lighting and infrastructure plans and a Development Agreement for the Phase 1 buildings.

Chairman Brandt announced the reason for the public hearings and Clerk Tennes read the notice for both public hearings. She stated that all publication requirements had been met and no written comments had been received prior to the meeting.

Chairman Brandt opened the hearing up for public comments on both public hearings at 6:34pm.

Mr. Mark Lake, representing the owner of the property in question, appeared before the Commission in favor of the proposed development.

A male resident of 415 Cobblestone Ct. Slinger, WI appeared before the Commission with concerns about the infrastructure on the proposed project. He stressed that he is in favor of the proposed project, but wants to make sure it is done correctly.

Ms. Julie Bandalin, 415 Cobblestone Ct. Slinger, WI appeared before the Commission with concerns about the increasing number of rental units in Slinger and she also had concerns about the increase in traffic on Stoney Lane, in the future, with prospect of this proposed project.

There being no further comments, Chairman Brandt closed the public hearings at 6:41p.m.

Planner Marchek reviewed Section 550-40 from the Village Zoning Ordinance which cites the findings that the Commission must make to grant approval of the Planned Unit Development Overlay District. He stated that the development being proposed meets the needs of the zoning code for a change in zoning. Planner Marchek also mentioned that the developer has already agreed to change the plans for Phase I, to increase the curb radii to facilitate truck turning movements. He stated that staff received a letter from the Slinger Fire Department with concerns about access to the proposed project area, adequate driveway width and fire hydrant location.

Discussion was held on National Fire Protection Association (NFPA) rules and recommendations. It was noted that NFPA states that a roadway has to be at least 20ft. and that is what is being proposed by the developer, yet the Slinger Fire Dept. is asking the developer to provide a 24ft. roadway. Commissioner Lehn explained why the additional width was being requested, based on his experience as a fire-fighter.

Administrator Wilber stated that she has contacted the Village Attorney regarding who has discretion on the concerns of the Slinger Fire Department. She stated that Attorney Larsen stated that the Planning Commission should consider the recommendations of the Fire Department, but as the governing authority the Planning Commission makes the final determination regarding the requirements.

Motion Behrend/Stuettgen to approve the request to zone the subject site (9.56 acres) from B2-Commerical to the Rm-1 Planned Unit Development (PUD) Overlay District and approval of a Development Plan for ten 8-unit buildings on the site. Motion passed.

Mr. Kevin Dittmar, developer of the proposed project, was present to address concerns about the project. He stated that other developments he is working on in Slinger are identical to the proposed Stonefield Terrace Apartment Development. Mr. Dittmar stressed that the roadway of his current developments are 20ft. and in discussions with the Slinger Fire Department, there have not been an issue with the 20ft. roadway.

Discussion was held on the quantity of fire hydrants in the project area.

Engineer Haggerty stated that staff does not see a need for an additional hydrant, as there are at least 5 within the requirement area. He noted the cost of the hydrants and maintaining them, along with the labor involved is costly.

Commissioner Lehn, an experience firefighter for 23 years, gave his opinion on the matter. He noted that he understands the reasons that the fire department is asking for additional hydrants and wider roads.

Commissioners discussed that they are concerned about the safety of the future residents of the proposed development, yet do not see a need to increase the width of the road, especially since they agree that the developer needs to extend the east-west driveways in Phases 1 and 2 to connect to the existing driveway serving the self-storage site, which will give the Slinger Fire Department more than one access to the development.

Administrator Wilber and Engineer Haggerty stated that they appreciated Commissioner Lehn's perspective on the fire department issues.

Motion Stuetgen/Behrend to refer to the Village Board for their consideration a Development Plan for Phase I (ten 8-unit buildings, proposed name, Stonefield Terrace Apartments) subject to amending the Development Plan to include extending the east-west driveways in Phases 1 and 2 to connect to the existing driveway serving the self-storage site. This driveway extension must be 24 ft. wide with maximum turning radii. Motion passed.

Discussion on public hearing No. 2 began at 7:33p.m.

Planner Marchek noted that the conditional use permit (CUP) is identical to the development Mr. Dittmar is developing north of STH 60 along Cedar Bluffs Way. He noted that Mr. Dittmar does not have a landscaping plan for the Commission to review at this time, but will bring a plan back at a future meeting.

Chairman Brandt went through the decision sheet for conditional uses. The Commission concluded that the petitioner had met all of the qualifications to grant a CUP.

Motion Stuetgen/Lehn to approve the Conditional Use Permit (CUP) for Phase 1 of Stonefield Terrace Apartments which would consist of four 8-unit buildings located along the north side of American Eagle Drive immediately east of the Pavilion at Glacier Valley and have the Village Planner draft the CUP and place it in final form consistent with the discussion of the Village Planning Commission and this motion. Motion passed.

Planner Marchek stated that the site, architectural, lighting and infrastructure plans and a Development Agreement for the Phase 1 buildings need to be reviewed by the Commission. He noted that approval of the site and architectural plans are recommended with the following conditions:

1. Any requirements of the Commission
2. Approval of a Landscaping Plan & schedule prior to the issuance of any occupancy permits.
3. Requirements of the Village's Engineer and fire department related to infrastructure.

Approval of the Development Agreement for Phase 1 is recommended subject to technical corrections.

Discussion was held concerning the additional fire hydrants the Slinger Fire Department is requesting. Commissioners agreed that no additional fire hydrants are necessary for the proposed project. They also agreed that the roadway of 20ft. proposed on the plans is sufficient, but the extension to connect with the storage driveway must be 24ft wide. Commissioners did not have any other comments or concerns with these plans.

Engineer Haggerty commented on the proposed site plan noting that the end of the proposed water main for Phase I must end with a hydrant and the end of the proposed main should be carefully considered to prevent service disruptions to the Phase I apartments when future phases are under construction. He also noted that the end of the sanitary sewer for Phase I must end with a manhole that utility personnel can easily access for cleaning, maintenance and to address any potential problems. Engineer Haggerty also stated that no sanitary services may directly enter any proposed manholes.

Motion Lehn/Ammerman to approve the site, architectural, lighting and infrastructure plans and refer to the Village Board the Development Agreement for the Phase 1 buildings subject to Planner Marchek's conditions listed above. Motion passed.

B. Public Hearing to consider amending the following sections of the Village Zoning Ordinance:

- 1. Section 550-17 which is the A-1 Agricultural/Transitional District which is proposed to be amended to add "Indoor Commercial Storage in an Accessory Building" as a Conditional Use.**
- 2. Section 550-32 which is the M-1 Limited Manufacturing District which is proposed to be amended to add "Public Museums" as a Conditional Use.**

Chairman Brandt announced the reason for the public hearings and Clerk Tennes read the notice of both public hearings. She stated that all publication requirements had been met and no written comments had been received prior to the meeting.

Chairman Brandt opened the hearing up for public comments at 7:52pm. There being no comments the hearing was closed.

Planner Marchek stated that discussion on these amendments occurred at the November 2019 Planning Commission meeting. The amendments are in relation to the proposed Historical Museum and the Nehm property annexation. He noted that the Ordinance needs to amend the A-1 Agricultural/Transitional District to add "Indoor commercial storage in an accessory building" as a Conditional Use and also the M-1 Limited Manufacturing District to add "Public Museums" as a Conditional Use.

Motion Stuetgen/Behrend to refer to the Village Board for action Section 550-17 which is the A-1 Agricultural/Transitional District which is proposed to be amended to add "Indoor Commercial Storage in an Accessory Building" as a Conditional Use and Section 550-32 which

is the M-1 Limited Manufacturing District which is proposed to be amended to add “Public Museums” as a Conditional Use. Motion passed.

4. Unfinished Business & Action Thereon:

- A. Consider tabled request to amend the Transportation Plan element of the Village’s Comprehensive Plan to reclassify that portion of Stoney Lane adjacent to Lot 3 of CSM No. 6773 from an urban 2-lane cross-section to a rural 2-lane cross-section and resolution related thereto.**

Chairman Brandt informed the Commission that he and Village staff met with the Town of Polk Chairman Schulteis and Town staff and discussion about Stoney Lane occurred. He noted that the Town of Polk is receptive to the Village reclassifying a portion of Stoney Lane from an urban 2-lane cross-section to a rural 2-lane cross-section.

Planner Marchek stated that this matter does not require action at this time and will be brought back for the Commission to consider at the January 2020 meeting.

5. New Business & Action Thereon:

- A. Consider site, architectural, landscaping and lighting plans for a 44,337 sq. ft. expansion of Weld-Fab located at 180 James St.**

Mr. Mark Hertzfeldt, an architect for Design 2 Construct, appeared before the Commission to discuss the proposed expansion of Weld-Fab. He provided the Commission with an overview of the site, architectural, landscaping and lighting plans.

Commissioners expressed their satisfaction with all the plans and commended Mr. Hertzfeldt on the design of the building.

Administrator Wilber did note that the project is currently not scheduled to start right away. She also informed Mr. Hertzfeldt that some language on the related certified survey map needs to be revised.

Engineer Haggerty noted that a later start date is favorable for the Village since a 4in. water main needs to be replaced with an 8in. water main in the project area.

Motion Lehn/Behrend to approve the site, architectural, landscaping and lighting plans for a 44,337 sq. ft. expansion of Weld-Fab located at 180 James St. subject to the certified survey map language being adjusted

- B. Consider request from Torey Bringa to discuss the concept of amending the B-2 Commercial District to add self-storage as a conditional use, and to apply that use to a vacant 7.0 acre lot along the west side of Addison Road owned by Paul Propst.**

Planner Marchek stated that Mr. Torey Bringa was present to discuss a concept of amending the B-2 Commercial District to add self-storage as a conditional use. He noted that Mr. Bringa was informed that the B-2 District was amended in early 2019 to eliminate self-storage as a conditional use. Planner Marchek informed the Commission that Mr. Bringa is interested in putting up storage units on a 7 acre parcel adjacent to the RV business on Addison Rd.

Mr. Bringa discussed his proposed concept to the Commission.

It was noted that Village staff had Mr. Bringa sign paperwork acknowledging that he was aware that no recommendations or actions would occur at this meeting, as it is a concept review.

Discussion was held about conditional uses and creating very specific criteria if ordinances are to be amended.

The Commission asked that staff bring back information about all the Village properties that are in the B-2 Commercial District along with areas within the Village that are unable to be serviced by Slinger Utilities.

6. Adjourn Meeting:

Motion Stuetgen/Behrend to adjourn at 8:28pm. Motion passed.

Approved By:

Russell Brandt, Chairperson

Drafted by: Tammy Tennes, Village Clerk